

Beneficial Home Inspections

Your Home Inspection Report

Customer Name - John Doe

Inspection Date - 02/30/2002

Address - 1111 Sample Drive
Inspection TX



Beneficial Home Inspections
Robert Gonzalez Professional Inspector # 5990
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Beneficial Home Inspections

Robert Gonzalez
Professional Inspector TREC # 5990

Sunday, November 17, 2002

John Doe

Austin, TX

**RE: 1111 Sample Drive
Inspection, TX 77777**

Dear John:

At your request, an inspection of the above property was performed. Beneficial Home Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the accessible components of the home. This report is not an exhaustive technical evaluation. An evaluation of this nature would cost many times more.

Please understand that there are limitations to this inspection. Many components of the home are not visible during the inspection and very little historical information is provided in advance of the inspection. While we can reduce your risk of purchasing a home, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommend that you budget for unexpected repairs. On average, we have found that setting aside roughly one percent of the value of the home on an annual basis is sufficient to cover unexpected repairs.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our liability in performing this inspection. The Texas Real Estate Commission "Standards of Practice" prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

The information provided in this report is solely for your use. Beneficial Home Inspections will not release a copy of this report without your written consent.

Thank you for selecting my company. I appreciate the opportunity to be of service. Should you have any questions about the general condition of the house in the future, we would be happy to answer these. There is no fee for this telephone consulting. Our fees are based on a single visit to the property. If additional visits are required for any reason, additional fees may be assessed.

Sincerely,

Robert Gonzalez
Beneficial Home Inspections
Business - 512-719-5090

Beneficial Home Inspections
11901 Spring Hill Dr.
Austin, TX. 78753
512-719-5090 512-719-5058 Fax

PROPERTY INSPECTION REPORT

Prepared For: John Doe
(Name of Client)

Concerning: 1111 Sample Drive
(Address or Other Identification of Inspected Property)

By: Robert Gonzalez TREC # 5990 02/30/2002
(Name and License Number of Inspector) (Date)

(Name, License Number and Signature of Sponsoring Inspector, if required)

The inspection of the property listed above must be performed in compliance with the rules of the Texas Real Estate Commission (TREC).

The inspection is of conditions, which are present and visible at the time of the inspection, and all of the equipment is operated in normal modes. The inspector must indicate which items are in need of repair or are not functioning and will report on all applicable items required by TREC rules.

This report is intended to provide you with information concerning the condition of the property at the time of inspection. Please read the report carefully. If any item is unclear, you should request the inspector to provide clarification.

It is recommended that you obtain as much history as is available concerning this property. This historical information may include copies of any seller's disclosures, previous inspection or engineering reports, reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should attempt to determine whether repairs, renovation, remodeling, additions or other such activities have taken place at this property.

Property conditions change with time and use. Since this report is provided for the specific benefit of the client(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR

THE HOUSE IN PERSPECTIVE

The home is considered to be a well-built new home. The issues reported are considered typical issues in a new home. It is recommended that all issues that you feel are significant to ownership be repaired prior to closing. NOTE: For the purpose of this report, it is assumed that the house faces east.

THE SCOPE OF THE INSPECTION

All components designated for inspection in accordance with the rules of the TEXAS REAL ESTATE COMMISSION (TREC) are inspected, except as may be noted by the "Not Inspected" or "Not Present" check boxes. Explanations for items not inspected may be in the "TREC Limitations" sections within this report.

This inspection is visual only. Representative samples of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS DURING INSPECTION

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 55 degrees F. Weather conditions leading up to the inspection have been relatively dry.

Promulgated by the Texas Real Estate Commission (TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512) 459-6544 (<http://www.trec.state.tx.us>). REI 7A-0

Additional pages may be attached to this report. Read them very carefully. This report may not be complete without the attachments. If an item is present in the property but is not inspected, the "NI" column will be checked and an explanation is necessary. The inspector may provide comments whether or not an item is deemed in need of repair.

I=Inspected		NI=Not Inspected		NP=Not Present	R=Not Functioning or In Need of Repair	Inspection Item
I	NI	NP	R			

I. STRUCTURAL SYSTEMS

-

A. Foundations (If all crawl space areas are not inspected, provide an explanation.)

Type of foundation: Slab-on grade
 Method of inspection: Visual inspection of exterior

Comments (An opinion on performance is mandatory.):

The foundation is performing as intended. No significant problems were observed

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B. Grading & Drainage

Comments:

I recommend that additional guttering be installed on both sides of the house. This will help prevent the erosion of soil that is adjacent to the foundation. As you can see minor erosion has already taken place.



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C. Roof Covering (If the roof is inaccessible, report the method used to inspect.)

Type of roof covering: Asphalt composition shingle
 Method of inspection: Viewed with binoculars

Comments:



Downspout(s) that discharge onto the roof should be extended to discharge directly into the gutters below. This condition, if left unattended, can result in premature deterioration of the roofing under the end of the downspout. This is apparent in the front of the house next to garage as well as in two places on the back slope.

I	NI	NP	R	Inspection Item
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The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



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D. Roof Structure & Attic (If the attic is inaccessible, report the method used to inspect.)

Method of inspection: Entered attic and performed a visual inspection
Approximate depth of insulation: 15 inches - Plus

Comments:

Note - where the Collar Tie has been severely knotted out causing failure to the structural support, this should be repaired. As you can see a hole was drilled into the decking, which was not used. Note the felt underlayment visible. This should be repaired.

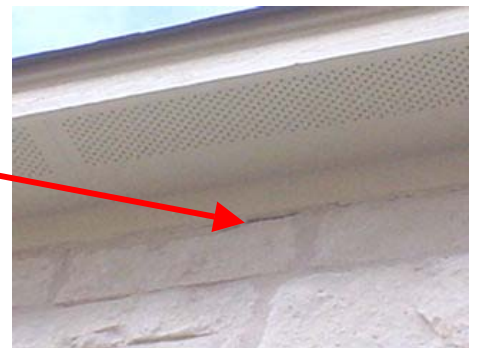


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E. Walls (Interior & Exterior)

Comments:

Typical minor cracking, loose mortar at the junction of the rock wall and the trim was observed on the exterior walls of the house. This should be repaired and monitored on a consistent basis.



I	NI	NP	R	Inspection Item
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Note at the back of the house under the deck where evidence of excessive moisture is draining from the weep holes, this implies that excessive water is intruding into the wall cavity. The suspected area of water intrusion is the windowsills and doorsills directly above this area where there is moderate cracking and loose mortar. This should be repaired and monitored on a consistent basis.



Minor cracks of the interior wall surfaces were noted. This condition is mainly cosmetic in nature and should be patched.

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F. Ceilings & Floors

Comments:

Minor cracks in the ceiling were noted. This condition is mainly cosmetic in nature and should be patched. (See Picture Page)

For safety reasons additional lighting may be desirable for the stairway.



I	NI	NP	R	Inspection Item
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G. Doors (Interior & Exterior)

Comments:

Doors should be trimmed or adjusted as necessary to work properly.

The back bathroom door does not close and latch properly, a minor adjustment to the strike plate may be all that is needed.



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H. Windows

Comments: No significant items were noted at the time of inspection.

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I. Fireplace/Chimney

Comments: No significant issues were noted at the time of inspection.

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J. Porches, Decks and Carports (Attached)

Comments:

The deck railing at the rear of the house is loose. It is recommended that this be repaired for improved safety.



Note – the last decking board is not well supported this should be repaired.



I	NI	NP	R	Inspection Item
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The openings on the stair risers are considered to be too large allowing a small child to be injured. The opening should not allow a 4" sphere to pass through. This should be repaired for improved safety.



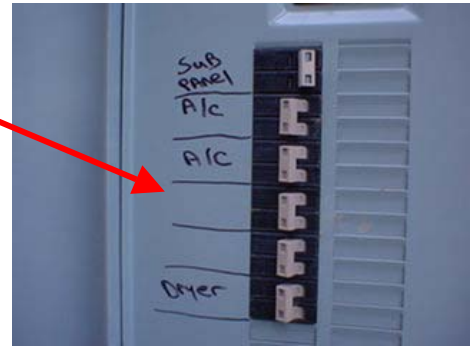
II. ELECTRICAL SYSTEMS

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A. Service Entrance and Panels

Comments:

All breakers should be marked as to what circuit they protect.



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B. Branch Circuits - Connected Devices and Fixtures (Report as in need of repair the lack of ground fault circuit protection where required.):

Type of branch circuit wiring: Copper

Comments:



An outlet in the front entrance has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary.

I	NI	NP	R	Inspection Item
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A ground fault circuit interrupter (GFCI) outlet in the garage did not respond correctly to testing during the inspection. This receptacle should be repaired.



Recessed light fixtures in the kitchen that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made safely, during a home inspection. It is recommended that a licensed electrician be engaged to verify the safety of the system.

Wiring in the attic should not touch hot air ductwork or hot water piping. Note - The wiring is communication wiring.



III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

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A. Heating Equipment

Type And Energy Source:

Type of heating system: Central Forced Air Furnace

Energy source: Gas

Comments: The gas utility was not in service; therefore a complete inspection could not be done.

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B. Cooling Equipment

Type And Energy Source:

Type of cooling system: Central Forced Air System

Energy source: Electricity

Comments:

The over current protection for the small air conditioning unit is oversized and should be repaired. On the main panel it is marked that a 60-amp breaker is protecting a unit that is rated for a maximum 25-amp breaker.

I	NI	NP	R	Inspection Item
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C. Ducts and Vents

Comments: No significant issues were noted at the time of inspection.

IV. PLUMBING SYSTEM

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A. Water Supply System and Fixtures

Comments:

Note – where the plumbing pipes were not installed within the wall cavity area, causing modifications to be done to the bathroom vanity cabinet. This should be repaired.

Note a correct repair would involve removing the cabinet and wall covering, readjusting the plumbing pipes and securing them within the wall cavity.

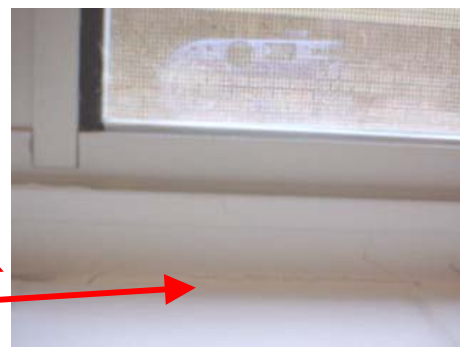
Note – if this is not repaired properly, energy efficiency and the fire wall protection that the sheetrock provides could be compromised.



Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced.

The window and sill of the bathtub enclosure should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.

(Note cracking already taking place)



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B. Drains, Wastes, Vents

Comments: No significant issues were noted.

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C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC rules.)

Energy Source:

Energy source: Gas

Comments: The gas utility was not in service; therefore a complete inspection could not be done.

I	NI	NP	R	Inspection Item
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>D. Hydro-Therapy Equipment <i>Comments:</i> Working as intended at the time of inspection, no significant issues were noted.</p>
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V. APPLIANCES

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>A. Dishwasher <i>Comments:</i> Due to the fact that all appliances were scheduled to be replaced, none of the kitchen appliances were inspected.</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>B. Food Waste Disposer <i>Comments:</i> Working as intended at the time of inspection.</p>
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>C. Range Hood <i>Comments:</i> Due to the fact that all appliances were scheduled to be replaced, none of the kitchen appliances were inspected.</p>
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>D. Ranges/Ovens/Cooktops <i>Comments:</i> Due to the fact that all appliances were scheduled to be replaced, none of the kitchen appliances were inspected.</p>
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>E. Microwave Cooking Equipment <i>Comments:</i> Due to the fact that all appliances were scheduled to be replaced, none of the kitchen appliances were inspected.</p>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>F. Trash Compactor <i>Comments:</i></p>
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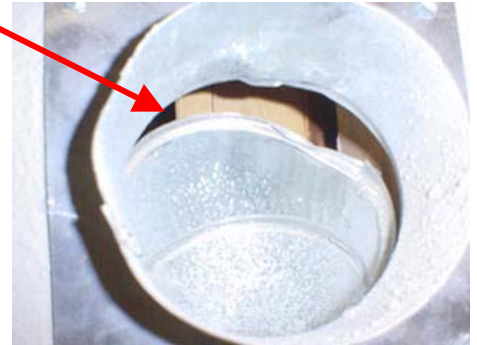
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>G. Bathroom Exhaust Fans and/or Heaters <i>Comments:</i> Working as intended at the time of inspection.</p>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>H. Whole House Vacuum Systems <i>Comments:</i></p>
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I	NI	NP	R	Inspection Item
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I. Garage Door Operators <i>Comments:</i> Working as intended at the time of inspection.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	J. Door Bell and Chimes <i>Comments:</i> Working as intended at the time of inspection.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	K. Dryer Vents <i>Comments:</i>

Note dryer vent piping is not secured; this should be repaired prior to use.

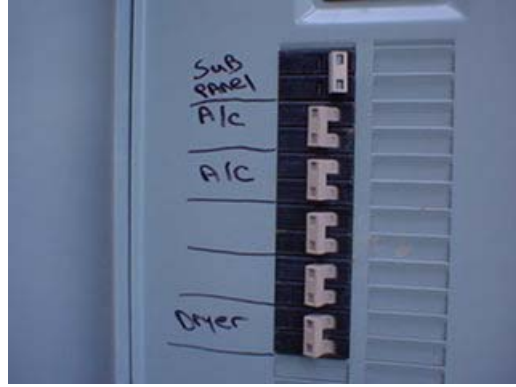
Note framing members and wall cavity exposed, if used without repair it can cause excessive moisture entering the wall cavity as well as excessive heat.



See Picture Pages for Additional Information, Observations and Recommendations



1111 Sample Drive Inspection TX



All breakers should be properly identified. 60-amp breaker protecting outdoor AC unit rated for max. 25 Amps.



Down spout to shingles, This causes premature deterioration of the shingles.



Recommend the extension of the gutters to include the entire side of the house or at least protecting the electrical service panel.



Cracking and loose mortar joints between the rock exterior and siding should be repaired.



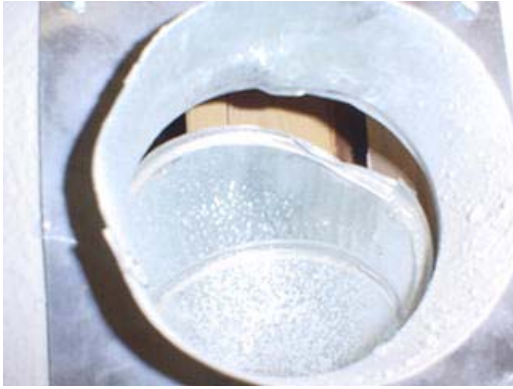
Cracking and loose mortar joints



Damaged trim located in the front of the house should be repaired and protected with a coat of exterior paint.



Recommend diverting the drain water from the downspout well away from the foundation



Note the dryer vent not secured, you can see the framing members and into the wall cavity.



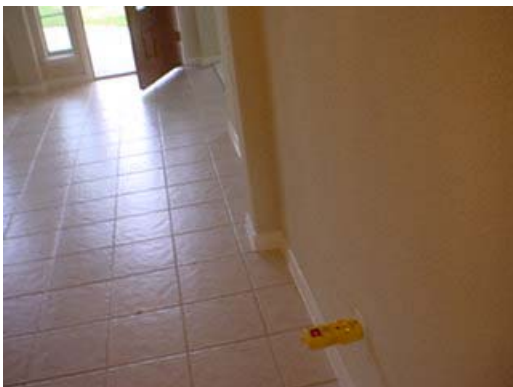
GFCI labeled receptacle in the garage did not respond favorable to the test and should be repaired.



Missing Door Hardware for half bath.



Reversed Polarity receptacle located in the front entrance hallway.



Location of reversed polarity receptacle



For Improved safety I recommend additional lighting for the stairway area.



Sheetrock cracking in skylight area



Re-caulk the bathtub tile enclosures.



Cracking above the tile in bathtub enclosure.



Caulk area between tub and tile



Window seal vulnerable to moisture intrusion monitor this area on a consistent basis and repair as needed.



Door does not latch properly; minor adjustment to strike plate may be all that is needed.



Poor workmanship on the plumbing pipe installation. It appears modifications were done to the bathroom vanity cabinet because pipes were not installed within the wall cavity.



More cracking observed in the bathtub enclosures, this should be repaired prior to use.



Caulk this area



Caulk this area



Minor adjustment needed to back bathroom toilets valve. Toilet runs on, this should be repaired.



Moderate cracking of sheetrock due to expansion and contraction and /or settlement of framing members. This should be repaired.



Cracking and loose mortar at the doorsill should be repaired.



Back decking board is not secured properly this should be repaired.



Gutters draining right on top of shingles can cause premature failure of shingles in this area.



The sitting area located in the master bath shower stall should be monitored on a consistent basis for failure of sealant. At this time it appears to be in good shape but these areas are vulnerable to moisture intrusions.



Electrical wiring in contact with flue vent, located under cabinet in kitchen.



Cabinet door hinge needs repair



Incandescent light considered to be too close to combustible materials and should be repaired.



Seal has been cut on the HVAC unit - this should be repaired.



Seal cut here, should be repaired.



Communication wiring touching heater flue vent, wiring should be rerouted as to not being in contact with heater flue vent.



Loose wiring should be better secured and protected.



Data cable lines should be secured to allow better access to HVAC system.



Note - Collar tie severely notched causing failure of the framing member, should be repaired. Also hole in roof decking should be repaired.



Hole in roof decking and collar tie severely notched causing damage, this should be repaired.



Flexible exhaust piping is damaged and should be repaired.



Evidence of erosion, recommend guttering be extended on both sides of the house.



Erosion and exposed sprinkler system piping. Piping for sprinkler system should be at a minimum depth of 6".



Erosion already taken place.



Vent cover missing back draft panel, should be repaired.



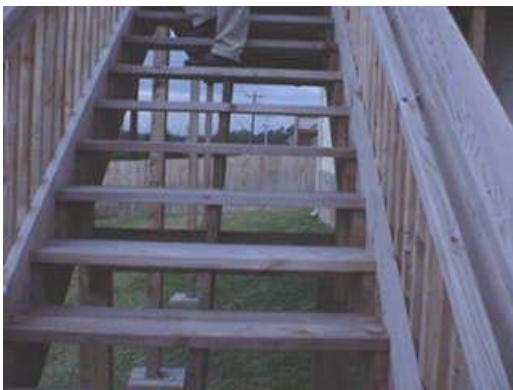
Erosion and sprinkler system pipe exposed, needs repair.



Evidence of excessive moisture flowing out of weep holes.



Railing considered loose, should be repaired for safety.



Stair riser openings are considered too large; this should be repaired for improved safety.



Railing loose.



Suspected area where excessive moisture intrusion occurs, this should be repaired.

I	NI	NP	R	Inspection Item
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ADDENDUM: MAINTENANCE ADVICE

Upon Taking Ownership

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

Regular Maintenance

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or showerheads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.

I	NI	NP	R	Inspection Item
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- Survey the basement and/or crawl space walls for evidence of moisture seepage.
- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair windowsills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

Prevention Is The Best Approach

Although we've heard it many times, nothing could be truer than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!